

007.A

Map

0001

Block

0041.0

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised: 454,100 /

USE VALUE: 454,100 /

ASSESSed: 454,100 /

Total Card /

Total Parcel

454,100

454,100

454,100

PROPERTY LOCATION

|    |        |                         |
|----|--------|-------------------------|
| No | Alt No | Direction/Street/City   |
| 41 |        | LAKEHILL AVE, ARLINGTON |

Unit #: 41

Owner 1: HAGUE LAUREN WESLEY &

Owner 2: HAGUE JOHN CHRISTIAN

Owner 3:

Street 1: 41 LAKEHILL AVE

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02474 Type:

OWNERSHIP

Owner 1: BELL GEORGE W/CEDRINE -

Owner 2: -

Street 1: 41 LAKEHILL AVE

Twn/City: ARLINGTON

St/Prov: MA Cntry

Postal: 02474

PREVIOUS OWNER

Owner 1: BELL GEORGE W/CEDRINE -

Owner 2: -

Street 1: 41 LAKEHILL AVE

Twn/City: ARLINGTON

St/Prov: MA Cntry

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1910, having primarily Asbestos Exterior and 1020 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

|      |            |        |          |
|------|------------|--------|----------|
| Code | Descrip/No | Amount | Com. Int |
|      |            |        |          |
|      |            |        |          |
|      |            |        |          |
|      |            |        |          |

PROPERTY FACTORS

|            |      |             |   |         |      |             |
|------------|------|-------------|---|---------|------|-------------|
| Item       | Code | Description | % | Item    | Code | Description |
| Z          | R2   | TWO FAMIL   |   | water   |      |             |
| o          |      |             |   | Sewer   |      |             |
| n          |      |             |   | Electri |      |             |
| Census:    |      |             |   | Exmpt   |      |             |
| Flood Haz: |      |             |   |         |      |             |
| D          |      |             |   | Topo    |      |             |
| s          |      |             |   | Street  |      |             |
| t          |      |             |   | Gas:    |      |             |

LAND SECTION (First 7 lines only)

|          |             |          |             |                    |           |           |           |            |            |      |       |            |           |        |   |        |   |        |   |                 |           |   |           |        |      |           |       |
|----------|-------------|----------|-------------|--------------------|-----------|-----------|-----------|------------|------------|------|-------|------------|-----------|--------|---|--------|---|--------|---|-----------------|-----------|---|-----------|--------|------|-----------|-------|
| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj  | Neigh | Neigh Infl | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
| 102      | Condo       |          | 0           |                    | Sq. Ft.   | Site      |           | 0          | 0.         | 0.00 | 7029  |            |           |        |   |        |   |        |   |                 |           |   |           |        |      |           |       |

IN PROCESS APPRAISAL SUMMARY

|              |                 |                                |            |            |             |
|--------------|-----------------|--------------------------------|------------|------------|-------------|
| Use Code     | Land Size       | Building Value                 | Yard Items | Land Value | Total Value |
| 102          | 0.000           | 450,800                        | 3,300      |            | 454,100     |
|              |                 |                                |            |            |             |
|              |                 |                                |            |            |             |
|              |                 |                                |            |            |             |
| Total Card   | 0.000           | 450,800                        | 3,300      |            | 454,100     |
| Total Parcel | 0.000           | 450,800                        | 3,300      |            | 454,100     |
| Source:      | Market Adj Cost | Total Value per SQ unit /Card: | 445.20     | /Parcel:   | 445.20      |

PREVIOUS ASSESSMENT

|        |     |     |            |           |           |            |             |               |               |            |
|--------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|---------------|------------|
| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes         | Date       |
| 2022   | 102 | FV  | 450,800    | 3300      | .         |            | 454,100     |               | Year end      | 12/23/2021 |
| 2021   | 102 | FV  | 438,600    | 3300      | .         |            | 441,900     |               | Year End Roll | 12/10/2020 |
| 2020   | 102 | FV  | 432,500    | 3300      | .         |            | 435,800     | 435,800       | Year End Roll | 12/18/2019 |
| 2019   | 102 | FV  | 438,100    | 3300      | .         |            | 441,400     | 441,400       | Year End Roll | 1/3/2019   |
| 2018   | 102 | FV  | 389,200    | 3300      | .         |            | 392,500     | 392,500       | Year End Roll | 12/20/2017 |
| 2017   | 102 | FV  | 356,200    | 3300      | .         |            | 359,500     | 359,500       | Year End Roll | 1/3/2017   |
| 2016   | 102 | FV  | 356,200    | 3300      | .         |            | 359,500     | 359,500       | Year End      | 1/4/2016   |
| 2015   | 102 | FV  | 330,300    | 3300      | .         |            | 333,600     | 333,600       | Year End Roll | 12/11/2014 |

SALES INFORMATION

|                 |           |      |            |           |            |    |     |       |       |
|-----------------|-----------|------|------------|-----------|------------|----|-----|-------|-------|
| Grantor         | Legal Ref | Type | Date       | Sale Code | Sale Price | V  | Tst | Verif | Notes |
| BELL GEORGE W/C | 58786-169 |      | 3/29/2012  |           | 337,000    | No | No  |       |       |
| HILLER STEPHANI | 39657-347 |      | 6/23/2003  |           | 340,000    | No | No  |       |       |
| CONNOLLY CAROL  | 34203-190 |      | 12/1/2001  |           | 297,550    | No | No  |       |       |
| CORLISS JOHN II | 29538-548 |      | 12/17/1998 |           | 189,900    | No | No  | Y     |       |

TAX DISTRICT

|                 |           |      |            |           |            |    |     |       |       |
|-----------------|-----------|------|------------|-----------|------------|----|-----|-------|-------|
| Grantor         | Legal Ref | Type | Date       | Sale Code | Sale Price | V  | Tst | Verif | Notes |
| BELL GEORGE W/C | 58786-169 |      | 3/29/2012  |           | 337,000    | No | No  |       |       |
| HILLER STEPHANI | 39657-347 |      | 6/23/2003  |           | 340,000    | No | No  |       |       |
| CONNOLLY CAROL  | 34203-190 |      | 12/1/2001  |           | 297,550    | No | No  |       |       |
| CORLISS JOHN II | 29538-548 |      | 12/17/1998 |           | 189,900    | No | No  | Y     |       |

BUILDING PERMITS

|            |        |          |        |     |            |          |            |         |
|------------|--------|----------|--------|-----|------------|----------|------------|---------|
| Date       | Number | Descrip  | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
| 11/16/2018 | 1718   | New Wind | 3,800  | C   |            |          |            |         |

ACTIVITY INFORMATION

|           |          |     |         |
|-----------|----------|-----|---------|
| Date      | Result   | By  | Name    |
| 7/26/2018 | Measured | DGM | D Mann  |
| 6/29/2012 | MLS      | EMK | Ellen K |
| 5/6/2000  |          | 197 | PATRIOT |

Sign: VERIFICATION OF VISIT NOT DATA

\_\_\_\_/\_\_\_\_/\_\_\_\_

DISCLAIMER

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

aporo

2023

|               |                   |          |
|---------------|-------------------|----------|
| Type:         | 99 - Condo Conv   |          |
| Sty Ht:       | 2A - 2 Sty +Attic |          |
| (Liv) Units:  | 1                 | Total: 1 |
| Foundation:   | 2 - Conc. Block   |          |
| Frame:        | 1 - Wood          |          |
| Prime Wall:   | 5 - Asbestos      |          |
| Sec Wall:     |                   | %        |
| Roof Struct:  | 1 - Gable         |          |
| Roof Cover:   | 1 - Asphalt Shgl  |          |
| Color:        | TAN               |          |
| View / Desir: | N - NONE          |          |

|           |   |         |      |
|-----------|---|---------|------|
| Full Bath | 2 | Rating: | Good |
| A Bath:   |   | Rating: |      |
| 3/4 Bath: |   | Rating: |      |
| A 3QBth   |   | Rating: |      |
| 1/2 Bath: |   | Rating: |      |
| A HBth:   |   | Rating: |      |
| OthrFix:  |   | Rating: |      |

BK; 24495 PG;187,Building Number 1; UAT 100%  
FIN.

## GENERAL INFORMATION

|                    |             |
|--------------------|-------------|
| Grade: C - Average |             |
| Year Blt: 1910     | Eff Yr Blt: |
| Alt LUC:           | Alt %:      |
| Jurisdicth:        | Fact:       |
| Const Mod:         |             |
| Lump Sum Adj:      |             |

## OTHER FEATURES

|         |   |         |      |
|---------|---|---------|------|
| Kits:   | 1 | Rating: | Good |
| A Kits: |   | Rating: |      |
| Frpl:   |   | Rating: |      |
| WSFlue: |   | Rating: |      |

## CONDO INFORMATION

|              |               |
|--------------|---------------|
| Location:    |               |
| Total Units: |               |
| Floor:       | 1 - 1st Floor |
| % Own:       | 50.000000000  |
| Name:        | 71 - 7029     |

## RESIDENTIAL GRID

|              |              |     |    |   |   |     |    |    |        |    |   |         |   |
|--------------|--------------|-----|----|---|---|-----|----|----|--------|----|---|---------|---|
| 1st Res Grid | Desc: Line 1 |     |    |   |   |     |    |    |        |    |   | # Units | 1 |
| Level        | FY           | LR  | DR | D | K | FR  | RR | BR | FB     | HB | L | O       |   |
| Other        |              |     |    |   |   |     |    |    |        |    |   |         |   |
| Upper        |              |     |    |   |   |     |    |    |        |    |   |         |   |
| Lvl 2        |              |     |    |   |   |     |    |    |        |    |   |         |   |
| Lvl 1        |              |     |    |   |   |     |    |    |        |    |   |         |   |
| Lower        |              |     |    |   |   |     |    |    |        |    |   |         |   |
| Totals       |              | RM: | 5  |   |   | BR: | 2  |    | Baths: | 2  |   | HB      |   |

## INTERIOR INFORMATION

|               |     |              |    |
|---------------|-----|--------------|----|
| Avg Ht/FL:    | STD |              |    |
| Prim Int Wal  | 2   | - Plaster    |    |
| Sec Int Wall: |     |              | %  |
| Partition:    | T   | - Typical    |    |
| Prim Floors:  | 3   | - Hardwood   |    |
| Sec Floors:   |     |              | %  |
| Bsmnt Flr:    | 12  | - Concrete   |    |
| Subfloor:     |     |              |    |
| Bsmnt Gar:    |     |              |    |
| Electric:     | 3   | - Typical    |    |
| Insulation:   | 2   | - Typical    |    |
| Int vs Ext:   | S   |              |    |
| Heat Fuel:    | 1   | - Oil        |    |
| Heat Type:    | 3   | - Forced H/W |    |
| # Heat Sys:   | 1   |              |    |
| % Heated:     | 100 | % AC:        |    |
| Solar HW:     | NO  | Central Vac: | NO |
| % Com Wal     |     | % Sprinkled  |    |

## DEPRECIATION

|             |               |               |
|-------------|---------------|---------------|
| Phys Cond:  | GD - Good     | 18.6 %        |
| Functional: |               | %             |
| Economic:   |               | %             |
| Special:    |               | %             |
| Override:   |               | %             |
|             | <b>Total:</b> | <b>18.6 %</b> |

## CALC SUMMARY

|                    |            |
|--------------------|------------|
| Basic \$ / SQ:     | 305.00     |
| Size Adj.:         | 1.35000002 |
| Const Adj.:        | 0.94040596 |
| Adj \$ / SQ:       | 387.212    |
| Other Features:    | 82500      |
| Grade Factor:      | 1.00       |
| NBHD Inf:          | 1.15999997 |
| NBHD Mod:          |            |
| LUC Factor:        | 1.00       |
| Adj Total:         | 553849     |
| Depreciation:      | 103016     |
| Depreciated Total: | 450833     |

## REMODELING

|            |  |
|------------|--|
| Exterior:  |  |
| Interior:  |  |
| Additions: |  |
| Kitchen:   |  |
| Baths:     |  |
| Plumbing:  |  |
| Electric:  |  |
| Heating:   |  |
| General:   |  |

## RES BREAKDOWN

| No            | Unit | RMS | BRS | FL |
|---------------|------|-----|-----|----|
|               | 1    | 5   | 2   | 0  |
|               |      |     |     |    |
|               |      |     |     |    |
|               |      |     |     |    |
|               |      |     |     |    |
|               |      |     |     |    |
| <b>Totals</b> |      |     |     |    |
|               | 1    | 5   | 2   |    |

## MOBILE HOME

|       |  |        |  |          |  |       |  |        |  |
|-------|--|--------|--|----------|--|-------|--|--------|--|
| Make: |  | Model: |  | Serial # |  | Year: |  | Color: |  |
|-------|--|--------|--|----------|--|-------|--|--------|--|

### SPEC FEATURES/YARD ITEMS

| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod JFact | Juris. Value |
|------|-------------|---|-----|-----|----------|------|-----|------|------------|-----|-----|-----|------|-------|------------|------------|--------------|
| 3    | Garage      | D | Y   | 1   | 10X20    | A    | AV  | 1910 | 27.50      | T   | 40  | 102 |      |       | 3,300      |            | 3,300        |

|         |                   |       |                         |  |        |       |
|---------|-------------------|-------|-------------------------|--|--------|-------|
| More: N | Total Yard Items: | 3,300 | Total Special Features: |  | Total: | 3,300 |
|---------|-------------------|-------|-------------------------|--|--------|-------|

## SUB AREA

| Code               | Description     | Area - SQ | Rate - AV | Undepr Value |
|--------------------|-----------------|-----------|-----------|--------------|
| GLA                | Gross Liv Ar    | 1,020     | 387.210   | 394,950      |
|                    |                 |           |           |              |
|                    |                 |           |           |              |
|                    |                 |           |           |              |
|                    |                 |           |           |              |
|                    |                 |           |           |              |
|                    |                 |           |           |              |
|                    |                 |           |           |              |
|                    |                 |           |           |              |
|                    |                 |           |           |              |
| Net Sketched Area: |                 | 1,020     | Total:    | 394,950      |
| Size Ad            | 1020 Gross Area | 1020      | FinArea   | 1020         |

### SUB AREA DETAIL

[illegible]

**IMAGE**

**AssessPro** Patriot Properties, Inc

